

## CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

**September 18, 2014**

### NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, September 18, 2014 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Judd Brown, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: None

Others: Mitch Deisch (City Manager), Denise Blakeslee (Planning & Zoning Administrator) and others

The Planning Commissioners welcomed new member Judd Brown.

### ITEM

**Zoning Review P-D Peninsula District** – The Planning Commission continued their review of P-D Peninsula District. Items reviewed included dimensional and uses.

82 Parcels in Peninsula District

- 32 Legal Non-Conforming Parcels (6 Zoning Lots)
- 27 Single Family Dwellings
- 23 Duplex, Commercial Use

32 Uses/Legal Non-Conforming Parcels - do not meet minimum Dimensional Standards for **Single Unit**

**Minimum Lot Area:** Single Unit 6,000 sq. ft. **Minimum Lot Width:** 60 ft.

- 3 No Street Frontage
- 1 Right of Way
- 2 Parking Lots
- 1 Eating & Drinking Establishment
- 1 Professional Office

- 1 Financial Institution
- 1 Retail
- 1 Warehouse
- 15 Single Family Dwellings
- 6 Zoning Lots
  - 4 would be combined with parcels that comply
  - 2 would be combined into a parcel for Single Family

27 Uses/Parcels that meet **Single Unit** Dimensional Standards

**Minimum Lot Area:** Single Unit 6,000 sq. ft. **Minimum Lot Width:** 60 ft.

- 17 Uses in Compliance -
  - 16 Single Family Homes
  - 1 Vacant Parcel
- 10 Legal Non-Conforming Uses
  - 1 Place of Public Assembly
  - 3 Mixed Use
  - 2 Warehouse
  - 1 Professional Office
  - 1 Duplex
  - 2 Multi Unit Dwelling- 3 Units

23 Uses/Parcels that meet **Duplex, or Commercial** Dimensional Standards

**Minimum Lot Area:** Duplex or Commercial use 10,000 sq. ft. **Minimum Lot Width:** 80 ft.

- 1 Former Seng Dock & Trucking property
- 16 Uses in Compliance
  - 4 Professional Office (Use by Right)
  - 1 Parking Lot (Special Use)
  - 3 Vacant Parcels
  - 1 Obsolete Building
  - 1 Mixed Use – (Special Use)
  - 1 Retail (Use by Right)
  - 4 Single Family Dwelling (Use by Right)
  - 1 Marina (Special Use)
- 6 Legal Non-Conforming Uses
  - 1 Accessory Structure
  - 1 Processing & Manufacturing
  - 1 Contractor's Facility
  - 3 Warehouse

The Commission reviewed the Old Zoning Districts and discussed concerns by residents in the area of Smith Street and Webster Court wanting to be in a Residential District instead of the Peninsula District.

Staff reviewed the table of uses for the P-D Peninsula District Zoning and the uses allowed under the old ordinance (prior to March 27, 2006).

Staff will provide the infrastructure information relating to the streets and truck traffic for the commission.

Two letters were received (attached)

Jane Zwiefka

Kimberly Willett

The Commission discussed taking a site visit to the area.

**ADJOURNMENT** - The Worksession adjourned at 8:08 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

Dear Zoning Board,



I am in favor of Ed Seng's request to get back to work, hire employees, by using his property for shipping.

I live at 227 River St, have grown up during the cement trucking at the end of our street. As Dr Matthei stated, the train tracks have been more of a bother than the trucking.

Mr. Seng and his father and brother have always been great neighbors.

Jane Zurefka

sengs



To the city of Manistee Planning Commission,

I attended the meeting on Sept. 4, 2014, along with some other land owners.

My writing today is in regard to a few of the issues that were brought up during your meeting.

One is probalby wondering why I didn't respeak during the meeting? But we seem to have some land onwers who were confused about what the meeting was for, the train was not the subject nor either the people living on top of the hill who will never be inconvenienced by the noise, smell, dirt, trucks coming all hours of the night, the peeping of snow plow trucks all hours of the day, the sound of trucks running during the night waiting for seng's to open up, 4500lbs or heavier wood loads wrecking our new roads(some of the niceest in the city) and unpassable roads on East Street due to the narrower roads.

Ed said "it's time for me to get back to work"

He has a bussiness on his land already, why doesn't he expanded it to 3 to 5 more people?

Plus it was also asked why no one fought the change in the first place?

Well that could of been that Ed sold everyone in the Peninsula Project that it was going to be the best thing for the area. That the home owners where going to be bought out by double of there vaule of there homes. Have you seen most of the homes or owners in this area? He promised all of us a pot of gold. Now he is going to the home owners crying poor me I need to work when he made millions off the sell to Rieth Riley. More than anyone living in this area will ever see.

My biggest question is who asked for it to be changed?

Maybe we should be careful for what we wish for, Ed/Jeff don't

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sengs  
have to live down here. They don't understand cause they  
haven't had to live in there mess.

If this is to be granted, then I feel that he should compensate  
the land owners for all the inconveniences they will have to live  
with again after having a little piece if heaven.

Respectfully,  
Kimberly Willett

This is bussiness,not personal